

**GROUND FLOOR  
COMMERCIAL UNIT WITH 8  
DEDICATED PARKING SPACES**

**Rent £16,000 PA**

## **Description**

The property is currently undergoing a comprehensive refurb programme throughout and the ground floor forms part of this.

The works have not yet commenced and so this gives the potential for a prospective tenant to have a say on the fit out with options open for discussion.

The space itself is open plan with the pub/bar located in the middle of two main open plan rooms.

The unit also comes with 8 dedicated car parking spaces to the side of the property.

## **Terms**

Leasehold. The property is available to lease on new terms to be negotiated.

## **Rateable Value**

Rateable Value: £20,000.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

## **VAT**

All figures quoted are deemed exclusive of VAT where applicable?

## **Legal Costs**

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

## **Planning**

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

## **Services**

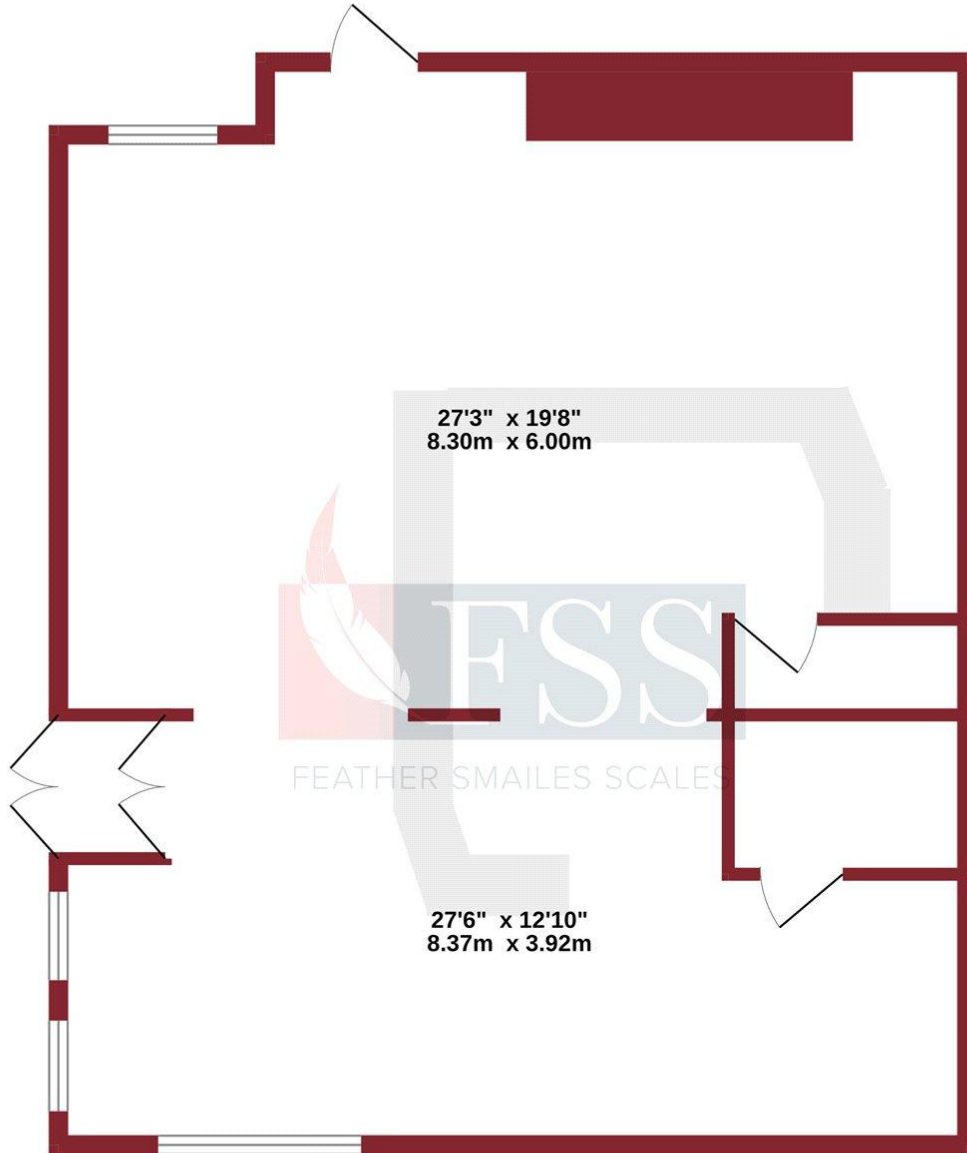
All mains services are connected to the property.

## **Viewing**

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



**GROUND FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.

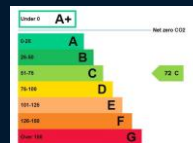


**TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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